

Austin Lake Homeowners Association 2025 Income Statement
Date: 6/5/25

OPERATING BUDGET			
		<u>YTD Actuals</u>	
Income			
Annual Assessment ¹	113,300	111,911	
Initiation Fees ²	3,300	0	
Document Fees ³	600	0	
Clubhouse Rental	1,125	550	
Other	0	245	
Total Income	118,325	112,706	
Expenses			
Grounds			
Landscaping	20,851	12,082	
Pool Maintenance	7,650	3,435	
Lake Maintenance	2,470	1,173	
Clubhouse			
Maintenance	5,607	1,078	
Electricity	5,250	1,105	
Gas	1,500	280	
Water	4,000	840	
Telephone / Internet	1,950	1,126	
Community Development Fund	2,500	0	
Social	5,500	945	
Insurance	5,300	6,060	
Taxes	350	304	
Miscellaneous General & Administrative	2,055	2,493	
Bank fees	0	20	
Total Operating Expenses	64,983	30,940	
Contribution to Reserves	53,342	81,766.44	

RESERVE FUND			
	Balance -12/20/24 ⁴	116,637	
Estimated contribution from 2025 operating budget		53,342	
	1/1/26 Estimated Balance	169,979	
2025 Proposed capital items			
Clubhouse rail, etc. safety improvements ⁵	7,286	Actual	9,500 (Estimate)
Clubhouse stairs recarpeting ⁶			1,050 (Estimate)
Entrance - monument stabilization ⁷	400	Actual	4,900 (Estimate)
Entrance - various improvements ⁸	12,275	Actual	##### (Estimate)
Wood arbor - repair/paint ⁹			900 (Estimate)
Lake sediment survey ¹⁰			2,800 (Estimate)
Tennis court lights ¹¹			##### (Estimate)
Tennis court resurfacing ¹²			##### (Estimate - c
Pool cover replacement ¹³			4,500 (Estimate)
Pool filter replacement ¹⁴			2,500 (Estimate)
Attic roof fan replacement ¹⁵			500 (Estimate)
Dam leak ¹⁶			8,000 (Estimate - c
Tennis court retaining walls maintenance ¹⁷			2,000 (Estimate)
		19,961	#####

COMMUNITY DEVELOPMENT FUND		
	Balance -12/20/24	23,727
Estimated contribution from 2024 operating budget		2,500
	1/1/26 Estimated Balance	26,227

Reserve items (for tracking purposes)	98,400	19,961
---------------------------------------	--------	--------

1: \$1,100 x 103 member homes

2: \$1,100 x 3 homes sold

3: \$200 x 3 homes sold

4: Includes \$406 for Beautify Austin Lake Fund (2019)

5: 2021 Capital Reserve Study planned for clubhouse exterior maintenance in 2024; deferred until 2025

6: Necessary carpet replacement

7: 2021 Capital Reserve Study planned for neighborhood entrance brick monument repairs in 2021; deferred until 2025

8: Improvements and upgrades based on responses to neighborhood feedback

9: 2021 Capital Reserve Study planned for wood arbor maintenance in 2023; deferred until 2025

10: 2021 Capital Reserve Study recommended a lake sediment survey in 2021; deferred until 2025

11: 2021 Capital Reserve Study planned for installation of tennis court lights in 2022; deferred until 2025 - expected to be fully or partially funded from Community Development account

12: 2021 Capital Reserve Study planned for tennis court resurfacing in 2023; deferred until 2025

13: 2021 Capital Reserve Study planned for replacing the pool cover 2025

14: 2021 Capital Reserve Study planned for pool pump and filter replacement in 2025; pump replaced in 2023

15: 2021 Capital Reserve Study planned for replacing clubhouse roof fan in 2025

16: 2024 budgeted capital item deferred until 2025

17: 2021 Capital Reserve Study planned for painting the tennis court retaining wall in 2025